

Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(404) 417-4040

File # J1103479MS

Grantor:
Stephanie Fonteno
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(404) 417-4040

Grantee:
LPP Mortgage LTD
425 Phillips Boulevard
Trenton, NJ 08618
609-883-3900

INDEXING INSTRUCTIONS: Lot 30, Neighborhood A, Cherry Tree Park Subdivision, Section 16, Township 2 South, Range 7 West, per plat thereof recorded in Plat Book 91, Page 17, Desoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DESOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Gerald Green and Gwendolyn Y. Green executed a Deed of Trust in favor of Heritage Title Insurance, Trustee, securing an indebtedness to Advance Mortgage and Investment Company of N FL, Inc., dated May 4, 2007, and recorded in Book 2,717, Page 11, and re-recorded in Book 2,724, Page 104 of the Land Records of Desoto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to LPP Mortgage LTD, by instrument dated January 9, 2010, and recorded in the Office of the aforesaid Chancery Clerk in Book 3,202, Page 745; and

WHEREAS, LPP Mortgage LTD, the legal holder of the said Deed of Trust and the Note secured thereby, substituted NATIONWIDE TRUSTEE SERVICES, INC. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated March 27, 2012, and recorded in Book 3,424, Page 351 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do

under the terms thereof, Nationwide Trustee Services, Inc., did on May 24, 2012, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East front steps of the DeSoto County Courthouse in Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in Desoto County, Mississippi, and more particularly described as follows:

Lot 30, Neighborhood A, Cherry Tree Park Subdivision, situated in Section 16, Township 2 South, Range 7 West, as per plat thereof recorded in Plat Book 91, Page 17, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

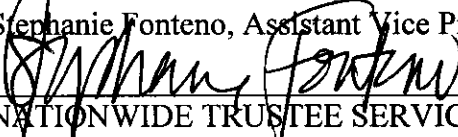
Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in the Desoto Times Today, a newspaper published and generally circulated in Desoto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on May 3, 2012, and subsequent notices appeared on 5/10/2012, 5/17/2012. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the Desoto County Courthouse, Mississippi, on May 1, 2012, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale LPP Mortgage LTD bid for said property in the amount of \$176,947.31 and this being the highest and best bid the said LPP Mortgage LTD was declared the successful bidder and the same was then and there struck off to LPP Mortgage LTD.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$176,947.31, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **LPP Mortgage LTD**, its successors and assigns, the land and property above described, together with all improvements thereon.

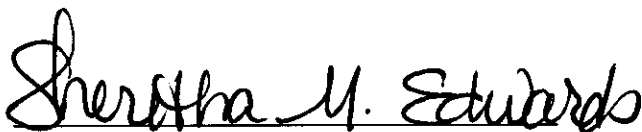
Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 24 day of May, 2012.

Stephanie Fonteno, Assistant Vice President

 NATIONWIDE TRUSTEE SERVICES, INC.
 Substitute Trustee

STATE OF Georgia
 COUNTY OF Fulton

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of May, 2012 within my jurisdiction, the within named Stephanie Fonteno who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and forgoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity upon behalf of which he/she/they acted, executed the above and forgoing instrument, after first having been duly authorized so to do.


 NOTARY PUBLIC

Notary Public, Fulton County, Georgia
 My Commission Expires Jan. 22, 2013

My Commission Expires: _____

(Affix seal)

NOTARY
 PUBLIC

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI }
COUNTY OF DESOTO } SS

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

May 03, 2012, May 10, 2012, May 17, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Clerk

Subscribed to and sworn to me this 17th day of May 2012.

SUBSTITUTE TRUSTEE'S NOTICE OF SALE
STATE OF MISSISSIPPI
COUNTY OF DESOTO

WHEREAS, on May 4, 2007, Gerald Green and Gwendolyn Y. Green executed and delivered a certain Deed of Trust unto Heritage Title Insurance, Trustee for the benefit of Advance Mortgage and Investment Company of N FL, Inc., to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Desoto County, Mississippi in Book 2,717, Page 11, and re-recorded in Book 2,724, Page 104; and

WHEREAS, said Deed of Trust was subsequently assigned unto LPP Mortgage LTD, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3,202, Page 745; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 3,424, Page 351; and

WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on May 24, 2012, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East front steps of the DeSoto County Courthouse in Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in Desoto County, Mississippi, to-wit:

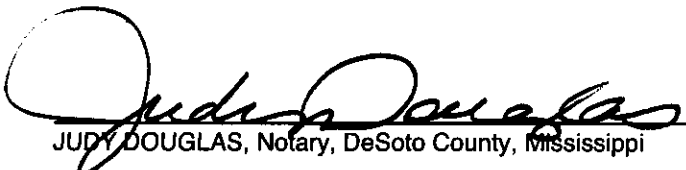
Lot 30, Neighborhood A, Cherry Tree Park Subdivision, situated in Section 16, Township 2 South, Range 7 West, as per plat thereof recorded in Plat Book 91, Page 17, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 26th day of April, 2012

Stephanie Fonteno
Stephanie Fonteno, Assistant Vice President
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(404) 417-4040
J1103479MS

PUBLISH: 5/3/2012, 5/10/2012, 5/17/2012


JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013



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Statewide Publishing, LLC
P.O. Box 768170
Roswell, GA 30076